



BURGESS HILL TOWN COUNCIL

MINUTES of the **PLANNING & TRANSPORT COMMITTEE**
held in the Council Chamber
on **MONDAY, 17 MARCH 2008**

Present: Tony Balsdon - Chairman
Ian Simpson Vice-Chairman

Simon Hicks
Denis Jones
Mrs Sue Knight
Mrs Jacqui Landriani
Ronnie Paulsen

Also Present: Chris Thomas-Atkin

* *Denotes non-attendance.*

(19.02)

248. OPEN FORUM

Ms Jane Washington, Invisible Cottage, 167 Lower Church Road addressed the meeting regarding planning application 08.00585.FUL. Ms Washington stated that she owned the land at the front of 171 Lower Church Road and the courtyard at the rear up to 173 Lower Church Road. This proposal would protrude 5'10" into her courtyard. She was concerned that the plans were misleading as the windows on the plans were incorrect and there was no rear access. She could not have a wheelie bin as they could not get it through the house so there would not be room for scaffolding. Ms Washington said that it was difficult to see how this proposal could be built and if it did go ahead it would link onto her wall and roof. She passed round photographs showing the complicated nature of this site, particularly from the rear where there were three roofs on three different levels. She stated that the bathroom was on the ground floor and there would be no privacy if this was built, there would also be overlooking of her lounge and courtyard. Any pipework would be into her property.

249. **APOLOGIES FOR ABSENCE**

There were none.

250. **SUBSTITUTES**

There were none.

251. **DECLARATIONS OF INTEREST**

Mrs Jacqui Landriani individually declared a personal interest in every planning application on the agenda in her capacity as a District Councillor and a potential substitute member of the South Area Planning Committee. She stated that any views she expressed were purely preliminary comments.

Ian Simpson, Tony Balsdon, Sue Knight and Ronnie Paulsen declared a personal interest in application 08.00565.FUL as they were acquainted with the applicant.

Tony Balsdon, Sue Knight and Ronnie Paulsen declared a personal interest in application 08.00617.OUT as they were acquainted with the applicant.

252. **CHAIRMAN'S ANNOUNCEMENTS**

TEMPORARY ROAD CLOSURE

Notification had been received from Mid Sussex District Council that the Southdown District Scouts had made an application for a Temporary Road Closure. This was to allow the St George's Day Parade to take place on Sunday, 20 April 2008 between 14.20 hours and 15.00 hours when the following roads would be affected:

Crescent Way	(Car Park to Cyprus Road)
Cyprus Road	(Entire Length)
Mill Road	(Cyprus Road to Station Road)
Church Road	(Entire Length)
Church Walk	(Entire Length)

Notification had also been received from Mid Sussex District Council that the Mid Sussex Triathlon Club had made an application for a Temporary Road Closure. This was to allow the Mid Sussex Triathlon to take place on Sunday, 22 June 2008 between 07.00 hours and 11.00 hours when the following road would be affected:

Jane Murray Way	(Jane Murray Way Roundabout to Coulstock Road Roundabout)
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RESOLVED that:

the applications be approved and Mid Sussex District Council notified accordingly.

TOWN & COUNTRY PLANNING ACT 1990 - PLANNING APPLICATIONS

Notification had been received from Mid Sussex District Council that there was a typing error on the description of planning application 08.00617.OUT 78 Mill Road. The description should have read “one detached bungalow” not two as stated in the Agenda dated 17 March 2008.

RESOLVED that:

the contents of this report be noted.

TREES AND LANDSCAPE OFFICER COMMENTS ON 08.00711.TREE

The Trees & Landscape Officer of Mid Sussex District Council had no objections to the work being carried out and his comments were as follows:

“I have no problem with No 9 as this was submitted following prior discussions with me and will not affect overall amenity value.”

RESOLVED that:

the comments be taken into account when considering application 08.00711.TREE.

Note: Denis Jones entered the meeting during this item.

253. **MINUTES**

The Minutes of the meeting of the Planning & Transport Committee held on 3 March 2008, having been previously circulated, were **AGREED** and signed by the Chairman as a correct record.

254. **TOWN & COUNTRY PLANNING ACT 1990 - PLANNING APPLICATIONS**

Applications (as set out in the accompanying schedule) under the Town & Country Planning Act 1990, received by Mid Sussex District Council and forwarded for observations since Monday, 3 March 2008 were considered.

255. **TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78 APPEAL**

Notification had been received that the following appeal had been lodged with the Planning Inspectorate as set out in Agenda Item 8 dated 17 March 2008.

BH.07.03014.FUL
Appeal by: Piazza Developments Ltd
Land at: **2 St Andrews Road**

Proposed Development: Demolition of existing 3 bedroom dwelling and double garage. Construction of 6 x 1 bed flats in a single two storey building.

Appeal Ref: APP/D3830/A/08/2066700/NWF

Councillor Denis Jones had been informed that trees were being cut down. It was agreed that The Trees & Landscape Officer of Mid Sussex District Council should be contacted regarding possible Tree Preservation Orders.

RESOLVED that:

- A) Mid Sussex District Council's reasons for refusal be supported and the previous comments of the Committee be forwarded to the Planning Inspectorate together with their previous objections raised on BH.05.00988.FUL;
- B) a copy of the appeal decision letter be requested; and,
- C) the Trees & Landscape Officer be contacted regarding the felling of trees and Tree Preservation Orders.

256. **MID SUSSEX DISTRICT COUNCIL DELEGATED DECISION**

Delegated decisions taken by Mid Sussex District Council Planning Officers in the last month, which differed from the recommendation made by this Committee, were considered, as set out in Agenda Item 9 dated 17 March 2008.

RESOLVED that:

The contents of the report be noted.

257. Meeting terminated at 19.45 hours.

OBSERVATIONS

07.03868.COU

(HM)

MEEDS WARD

Area Outside Pulse, 31 The Martlets

(Mr Simon Hancock)

Portable screens to enclose eating area.

OBSERVATIONS: Recommend Approval providing a thoroughfare is maintained that will allow people and double buggies to get through as space is at a premium in this area, especially on market days.

08.00440.FUL

(LW)

FRANKLANDS WARD

36 - 38 Folders Lane

(Mr Andrew Atkins)

Further to application BH.06.02633.FUL (Appeal Ref:APP.D3830.A.07.2043961) erection of conservatories to the rear of plots 3 and 7 at the above development and removal of a single detached garage and addition of a double attached garage to plot 6 at the above development.

OBSERVATIONS: Recommend Approval.

08.00455.FUL

(MR)

ST ANDREWS WARD

56 Valebridge Drive

(Mr & Mrs L Phillpot)

Second storey side extension.

OBSERVATIONS: Recommend Approval.

08.00552.FUL

(AW)

MEEDS WARD

7 Chanctonbury Road

(Mr Jason Giles)

Rear two storey extension.

OBSERVATIONS: Recommend Approval.

08.00565.FUL

(LW)

FRANKLANDS WARD

Tryfan & Parkwood, Keymer Road

(Mr S Eade and Wilde)

Erection of 3 dwellings with associated parking and access.

OBSERVATIONS: Recommend Refusal. This would be unneighbourly to Silver Birches, Charmouth Oaks and the houses that back onto the site from Woodward's Close. This overdevelopment of the site would reduce the size of the plots the houses currently occupy in Keymer Road. The development would overlook what are at present secluded gardens. As the plot slopes towards Woodward's Close the problem of water run off and drainage would need to be addressed. There was a fear that trees would be removed and coupled with the additional housing this would exacerbate the existing drainage problems.

08.00571.LDC

(AW)

ST ANDREWS WARD

4 Woodland Crescent

(Mr James Bruce)

Two storey side extension. This is an application to establish whether the proposed development is lawful: this will be a legal decision where the planning merits of the proposed development cannot be taken into account.

OBSERVATIONS: The situation regarding a legal decision was noted.

08.00585.FUL

(AW)

MEEDS WARD

171 Lower Church Road

(Gavin Willis)

First floor extension and loft conversion.

OBSERVATIONS: Recommend Refusal. - The proposal requires very accurate plans and drawings as it is difficult to see how it could be built. It needs to be attached to two buildings and a roof goes over the where the developer wants to build.

The proposed development would be overlooking, unneighbourly and cause loss of light. It would be overdevelopment of a small complicated site which does not lend itself to this development. There is a lack of on-road parking in this area and the application is premature in light of the Town Wide MasterPlan.

08.00598.FUL (MR) MEEDS WARD

42 Park Road (C Sharp)

Single storey rear extension.

OBSERVATIONS: Recommend Approval.

08.00629.LDC (AW) MEEDS WARD

131 Chanctonbury Road (Mr & Mrs Brett)

Proposed conversion of roof space. This is an application to establish whether the proposed development is lawful: this will be a legal decision where the planning merits of the proposed development cannot be taken into account.

OBSERVATIONS: The situation regarding a legal decision was noted.

08.00666.FUL (MR) FRANKLANDS WARD

20 Inholmes Park Road (Mr Daryl Gowlett)

Extension to existing garage.

OBSERVATIONS: Recommend Approval.

08.00685.FUL (AW) LEYLANDS WARD

23 Leylands Park (Mr & Mrs Kelly)

Construct second storey rear extension.

OBSERVATIONS: Recommend Approval.

08.00711.TREE (DS) ST ANDREWS WARD

9 Mansion Close (Keith Sutton)

Hornbeam (T22) - Thin canopy by 15 - 20% and reduce overall canopy by 1m to 1.5m.

OBSERVATIONS: No Objections. This is another case of trees being left in inappropriate places on new estates.

08.00713.TREE (DS) MEEDS WARD

64 Nightingale Lane (Mr Stepney)

Reduce crown of Ash (T9) by 15 - 20%.

OBSERVATIONS: Objection – if the dead wood were to be removed the need to reduce the tree by 15-20% would be negated.

08.00715.TREE (DS) FRANKLANDS WARD

79 Oak Hall Park (Elaine Bolton)

Reduce crowns of two Ash trees (within Group G19) by approximately 40%.

OBSERVATIONS: No Objections.

08.00333.FUL.AP (LW) MEEDS WARD

15-17 Church Road (Disco Carpets and Bedding)

New office and storage building.

OBSERVATIONS: Recommend Approval. The design and scale has been reduced. It was believed that the plans included another person's property and issues relating to this may need to be resolved.

Mid Sussex District Council may wish Thornfield Properties to look at this development as it is in the town centre.

08.00408.FUL

(MR)

VICTORIA WARD

28 Henry Burt Way

(Mr & Mrs S B Griffin)

Garage conversion.

OBSERVATIONS: Recommend Approval. The loss of a garage was regretted.

08.00617.OUT

(LW)

MEEDS WARD

78 Mill Road

(Mr S Eade)

Replacement of block of 4 garages by 1 detached bungalow and a new block of 4 garages.

OBSERVATIONS: Recommend Refusal. There were no objections to the bungalow.

The Committee reiterated their previous comments which were:

“**Recommend Refusal** – this would be overdevelopment of the site with the location of the four garages in front of the flats which would change the street scene and set a precedent on Mill Road. If Mid Sussex District Council were minded to approve this application existing levels of land should be maintained and drainage kept within the site. Concern was expressed about the impact on 48 Middle Way.”

08.00623.FUL

(LW)

MEEDS WARD

151 Lower Church Road

(Mr Liam Russell)

Conversion and extension to part of the existing retail space and first floor flat to provide a total of three flats and 360sqft or 33.7sqm of retail space.

OBSERVATIONS: Recommend Approval.

08.00702.FUL

(LW)

MEEDS WARD

126 Chanctonbury Road

(Mr & Mrs G Knight)

Pitched roof first floor side extension and flat roof rear extension.

OBSERVATIONS: Recommend Approval.

08.00708.FUL

(MR)

ST ANDREWS WARD

44 The Vineries

(Mr & Mrs Wagger)

Erection of a white UPVC double glazed porch to the side of the property.

OBSERVATIONS: Recommend Approval.

08.00709.FUL

(MR)

MEEDS WARD

101 Chanctonbury Road

(Mr Simpson)

Single storey rear extension to form new kitchen and dining area, with other internal alterations.

OBSERVATIONS: Recommend Approval.

08.00742.FUL

(MR)

DUNSTALL WARD

1 Culpepper

(Mr & Mrs Hebditch)

Conservatory.

OBSERVATIONS: Recommend Approval.

08.00826.TREE

(DS)

DUNSTALL WARD

**Land to The Rear of
23-27 Wheatsheaf Close**

(Head Of Leisure And Environment,
Mid Sussex District Council)

Oaks (T7-T9) - Trim back canopies on southern side by up to 3 metres. Oak (T10) - Trim back canopy on southern side by up to 3 metres and lift to clear street light and provide 5 metre headroom over highway.

OBSERVATIONS: Objection. The Planning Committee were prepared to accept an application which supported the Tree & Landscape Officer's views.
